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**SOUTH CAROLINA DEPARTMENT OF LABOR, LICENSING & REGULATION
BEFORE THE REAL ESTATE COMMISSION**

In the Matter of:

LYNN M. CHRISTENBURY,
License No. REL.6095,
Case No. 2014-86,

Respondent.

CONSENT AGREEMENT

By agreement of the South Carolina Real Estate Commission ("Commission") and the above-named Respondent, the following disposition of this matter is entered pursuant to the provisions of S.C. Code Ann. § 1-23-320(f) (1976, as amended), in lieu of, *inter alia*, a hearing before the Commission. Respondent, admitting to the allegations herein and agreeing to the sanctions set forth below, agrees to waive the authorization, filing, and service of a Formal Complaint and formal hearing procedures.

FINDINGS OF FACT

1. Respondent is licensed as a broker in the State of South Carolina and was so licensed at all times relevant to this action.
2. The Commission has jurisdiction over Respondent and the subject matter of this action.
3. Respondent collected rental proceeds from a tenant for the months of January and February 2014, but she failed to remit the collected rent to the homeowner.
4. Respondent has since paid back all monies to the homeowner.
5. Respondent waives any further findings of fact with respect to this matter.

CONCLUSIONS OF LAW

1. Respondent's actions in this matter constitute a violation of S.C. Code Ann. § 40-57-145(A)(10) (1976, as amended) in that Respondent failed, within a reasonable time, to account for or remit any monies coming into her possession which belong to others.
2. Respondent waives any further conclusions of law with respect to this matter.

THEREFORE, IT IS AGREED WITH RESPONDENT'S CONSENT THAT:

1. Respondent's license shall be publicly reprimanded.

2. Respondent's license to practice in this State shall be placed on probation for a period of two years from the effective date of this Consent Agreement. Respondent understands and agrees that any license law violation during the probation period will constitute a violation of this Consent Agreement and may be grounds for additional disciplinary action.
3. Respondent shall pay a civil penalty of \$500.00 to the Commission within sixty days of the effective date of this Consent Agreement. Said civil penalty is not deemed paid until received in full by the Commission.
4. Respondent must attend a Commission-approved Course on Ethics and provide written documentation to the Commission or its designee within 180 days from the date of the Commission's action on this Agreement. The credits received for this course will not be computed in the calculation of total contact hours required for licensure or renewal.
5. Respondent acknowledges that she has the right to a hearing and to be represented by counsel in this matter, and freely, knowingly, and voluntarily waives such rights by entering into this Consent Agreement. Respondent understands and agrees that by entering into this Consent Agreement, Respondent voluntarily relinquishes any right to judicial review of Commission's action(s) that may be taken concerning any related matters.
6. It is understood and agreed that if Respondent fails to meet the conditions agreed to in this Consent Agreement, Respondent's license may be immediately administratively suspended pending compliance. Non-compliance may result in further discipline. Any license law violations by Respondent constitute a failure to meet the conditions of this Consent Agreement.
7. Respondent understands and agrees that this Consent Agreement will not become effective unless and until approved by the Commission. Respondent understands and agrees that this Consent Agreement, if approved, will be disseminated as a public action of the Commission in the manner provided by law. Respondent understands and agrees that if this Consent Agreement is not approved, it shall not constitute an admission against interest in this proceeding or prejudice the right of the Commission to adjudicate this matter.
8. Respondent shall promptly advise the Commission in writing of any changes in address, practice, privileges, professional status, or compliance with this agreement. Correspondence and copies of reports, notices, and payments of civil penalties mentioned herein shall be directed to:

SC LLR
ATTN: Real Estate Commission
Post Office Box 11847
Columbia, SC 29211-1847

9. Respondent understands and agrees that this Consent Agreement, if approved, shall become a public document under the South Carolina Freedom of Information Act §§ 30-4-10 to -165.
10. This Consent Agreement shall take effect immediately upon receipt of a fully executed copy by Respondent or Respondent's counsel.

AND IT IS SO ORDERED.

**SOUTH CAROLINA DEPARTMENT OF
LABOR, LICENSING, & REGULATION
REAL ESTATE COMMISSION**

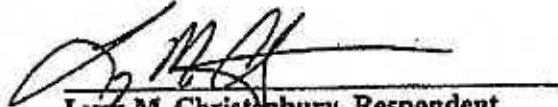
10/21/14

Date

BY: 

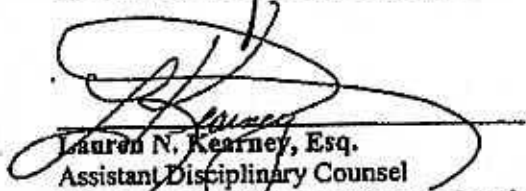
Tony Cox, Chairman

WE CONSENT:


Lynn M. Christenbury, Respondent

10/10/14

Date


Lauren N. Kearney, Esq.
Assistant Disciplinary Counsel
S.C. Dept. of Labor, Licensing, & Regulation
P.O. Box 11329
Columbia, SC 29211-1329
(803) 896-4499

10/21/14

Date